

WARRANTY DEED

007000

EDWARD M. BLACKWELL and LINDA G. BLACKWELL, husband and wife, both residing at 61 Orchard Park Drive, in the Town of Geneva, County of Ontario and State of New York, FOR CONSIDERATION PAID, grant to RICHARD FITZGERALD and ALICE A. FITZGERALD, husband and wife, both residing at P.O. Box 272, East Hampstead, County of Rockingham, New Hampshire 03826, as Joint Tenants, WITH WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The Unit known and designated as Unit #31 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275;

Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018, Page 195; and

Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

ANY AND ALL RIGHTS, EASEMENTS, PRIVILEGES AND APPURTENANCES belonging to the Unit are hereby conveyed. This conveyance is SUBJECT TO the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING THE SAME PREMISES CONVEYED to Edward M. and Linda G. Blackwell by FSD, Associates, Inc. by Warranty Deed dated May 13, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3348, Page 103.

WITNESS our hands and seals this 16th day of April, 1991.

Molly M. Snider
WITNESS

Molly M. Snider
WITNESS

Edward M. Blackwell
EDWARD M. BLACKWELL

Linda G. Blackwell
LINDA G. BLACKWELL

37-126-2

STATE OF NEW YORK }
COUNTY OF ONTARIO } ss.:

On this 16th day of April, 1991, before me, the subscriber, personally appeared EDWARD M. BLACKWELL and LINDA M. BLACKWELL, to me personally known and known to me to be the same persons described in and who executed the within Instrument and they severally acknowledged to me that they executed the same.

Martin E. Eades

Notary Public

MARTIN E. EADES
Notary Public in the State of New York
Ontario Co. No. 4954601
My Commission Expires July 24, 1991

MARTIN E. EADES
Notary Public in the State of New York
Ontario Co. No. 4954601
My Commission Expires July 24, 1991

RECEIVED KENNEDY SS.

1991 APR 22 AM 9:00

ATTEST: *Harold Reed Mann*
REGISTER OF DEEDS